GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – APCRDA (erstwhile VGTMUDA) - Change of land use from Residential use to Industrial use in D.No.388/B of Nallapadu, Guntur Municipal Corporation limits to an extent of 8908.09 Sq.Mts.(After reduction of RAP)- – Notification –Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

G.O.MS.No. 182 Dated:24.08.2015

Read the following:-

1. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
2. From the then VC, VGTMUDA Lr.No.E1-601/2013, Dated.28.01.2014.
3. From the Commissioner of Industries,Lr.No.29/ 1/2014/ 3389, Dt.01.03.2014.
4. Govt.Memo.No.2604/M2/2014, dated:26.08.2014
5. From the then VC, VGTMUDA Lr.No.E1-601/2013, Dated.22.10.2014
6. From the applicant, representation dated:Nil.
7. From the then VC, VGTMUDA Rc.No.E1-601/2013, Dated.30.12.2014
8. Andhra Pradesh Gazette No.334, Part-I, dt:05.09.2014.
9. Andhra Pradesh Capital Region Development Authority Act, 2014 (Andhra Pradesh Act No. 11 of 2014)

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O R D E R:

The draft variation to the Zonal Development Plan of Perecherla zone issued in Government memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 334, Part-I, dt:05.09.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 5th read above, the then Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that, the Authority has published notices in two Daily News Papers on 18.09.2014 calling objections/ suggestions and no objections have been received within the stipulated period. The applicant has paid an amount of Rs.5,34,500/- (Rupees five lakhs thirty four thousand five hundred only) towards development charges. Hence, the draft variation issued in the reference 4th read above, is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SECRETARY TO GOVERNMENT (CRDA)

To
The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.
The Commissioner, A.P. Capital Region Development Authority, Vijayawada.

Copy to:
The applicant through the Commissioner, Capital Region Development Authority, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.
The District Collector, Guntur.
Sf/Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX

N O T I F I C A T I O N

In exercise of the powers conferred by sub-section (2) of section 17 of the Andhra Pradesh Capital Region Development Authority Act, 2014 (Andhra Pradesh Act

No. 11 of 2014) the Government, hereby makes the following variation to the Zonal Development Plan of Perecherla zone, which was sanctioned in G.O.Ms.No.682 MA dt.29.12.2006, as per section 41 of the said Act, which has been previously published in Extraordinary issue of Andhra Pradesh Gazette No.334, Part-I, dt:05.09.2014.

V A R I A T I O N

The site under reference measuring to an extent of 8908.09 Sq.Mtrs in D.No.388/B (P) of Nallapadu Viilage, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Residential use in the Zonal Development Plan of Perecherla approved by the Government vide G.O.Ms.No. 682 M.A., Dt.29.12.2006 is now designated for Industrial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.01/2014/PRC/GNT which is available in the office of the Commissioner, A.P Capital Region Development Authority, Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall handover the road affected portion to the Guntur Municipal Corporation free of cost by way of registered gift deed.
7. The applicant has to maintain 9.0 mts buffer on South, East & West sides keeping in view the residential land use as per master plan.
8. any other conditions as may be imposed by the Commissioner, A.P Capital Region Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

NORTH: Existing 8.38 mts wide donka road to be widened to 60' as per Zonal Development Plan in D.No.385 of Nallapadu Viilage, Guntur Mandal & District.

SOUTH: The site falling in D.No.388/B(P) of Nallapadu Viilage, Guntur Mandal & District.

EAST: The site falling in D.No. 388/B(P) of Nallapadu Viilage, Guntur Mandal & District.

WEST: The site falling in D.No. 388/A of Nallapadu Viilage, Guntur Mandal & District.

AJAY JAIN
SECRETARY TO GOVERNMENT (CRDA)

SECTION OFFICER